103.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	871,700 / 871,700
					USE VALUE:	871,700 / 871,700
					ASSESSED:	871,700 / 871,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		WINDMILL LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POWERS JOHN J & MARIE
Owner 2:	
Owner 3:	
Street 1:	50 WINDMILL LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 13,190 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Wood Shingle Exterior and 2253 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	1	17D
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13190.000	300,700		571,000	871,700
Total Card	0.303	300,700		571,000	871,700
Total Parcel	0.303	300,700		571,000	871,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.94 | /Parcel: 386.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 66369
GIS Ref
GIS Ref
Insp Date 09/20/18

!8213!

PREVIOUS ASSESSMENT

Parcel ID 103.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	300,700	0	13,190.	571,000	871,700	871,700	Year End Roll	12/18/2019
2019	101	FV	241,400	0	13,190.	571,000	812,400	812,400	Year End Roll	1/3/2019
2018	101	FV	242,100	800	13,190.	489,400	732,300	732,300	Year End Roll	12/20/2017
2017	101	FV	242,100	800	13,190.	456,800	699,700	699,700	Year End Roll	1/3/2017
2016	101	FV	242,100	800	13,190.	391,500	634,400	634,400	Year End	1/4/2016
2015	101	FV	240,900	800	13,190.	350,800	592,500	592,500	Year End Roll	12/11/2014
2014	101	FV	240,900	800	13,190.	324,600	566,300	566,300	Year End Roll	12/16/2013
2013	101	FV	240,900	800	13,190.	309,600	551,300	551,300		12/13/2012

PRINT

Date	Time
12/10/20	22:47:29

LAST REV

Date	Time
11/30/20	12:35:13

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8213

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16495-313		10/1/1985		222,000	No	No		Y

USER DEFINED

Prior Id # 1:	66369
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/12/2016	2164	New Wind	1,478	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	Meas/Inspect	BS	Barbara S
2/17/2009	Meas/Inspect	189	PATRIOT
11/18/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	263	PATRIOT
8/21/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13190		Sq. Ft.	Site		0	70.	0.62	4									570,987						571,000	

Total AC/HA: 0.30280 | Total SF/SM: 13190 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 570,987 | Spl Credit | Total: 571,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00139987
Adj $ / SQ:	128.430
Other Features:	97000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	369386
Depreciation:	68706
Depreciated Total:	300680

COMMENTS

643-0581.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

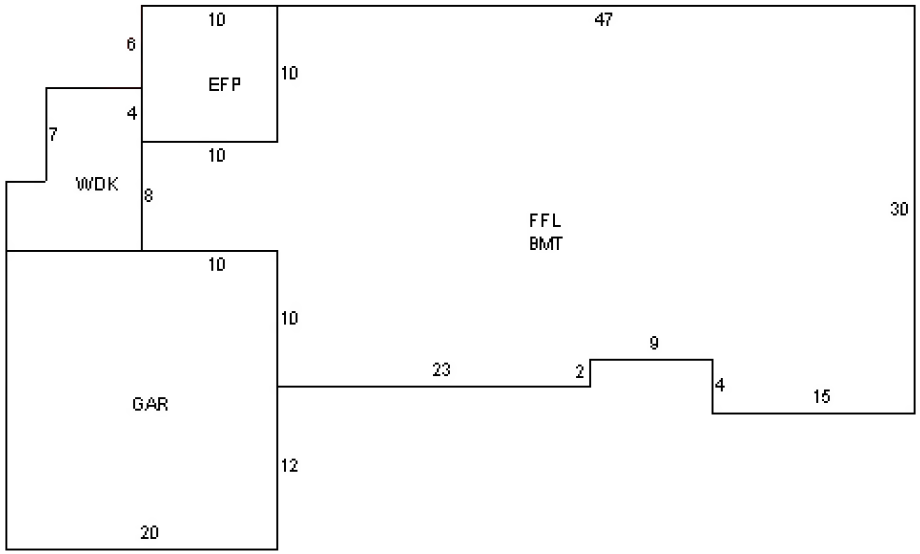
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.43
Special Features:	0	Val/Su Net:	87.03
Final Total:	300700	Val/Su SzAd	213.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,408	53.560	75,406
FFL	First Floor	1,408	128.430	180,829
GAR	Garage	440	20.710	9,113
EFP	Enclos Porch	100	54.530	5,453
WDK	Deck	99	16.020	1,586

Net Sketched Area:	3,455			Total:	272,387
Size Ad	1408	Gross Are	3455	FinArea	2253

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

103.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	